



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, OCTOBER 13, 2015– 6:30 PM  
DESERT BREEZE COMMUNITY CENTER  
8275 SPRING MOUNTAIN ROAD  
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

### BOARD MEMBERS

John Catlett  
Dee Gatliff, Vice Chair  
John Getter, Chair  
Darby Johnson, Jr.  
Angie Heath Younce  
Mike Shannon, Town Liaison (702) 455-8338  
Diana Morton, Secretary (702) 254-8413

### POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 New Forest Dr.  
Spring Valley Library – 4280 S. Jones  
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
  - A. Conformance with the Nevada Open Meeting Law
  - B. Meeting Guidelines
  - C. Approval of Agenda Posted, Including Any Deletions or Corrections
  - D. Approval of Minutes of September 29, 2015
  - E. **ACTION ITEM:** 2015 Budget Recommendation
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- V. TOWN BOARD INPUT
- VI. GENERAL BUSINESS
  - A. Liaison/County Staff Business
- VII. PLANNING & ZONING

Possible action to be taken on the following applications:  
SEE ATTACHMENT “A”  
Items on the agenda may be taken out of order.  
The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.  
The Spring Valley Town Advisory Board may remove an item from the agenda or delay

discussion relating to an item at any time.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, October 27, 2015 – 6:30 PM
- X. Adjournment

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

**ATTACHMENT A  
SPRING VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA**

## **TUESDAY, 6:30 P.M., OCTOBER 13, 2015**

**10/20/15 PC**

1. **TM-0118-15 - CARL E. ROSS LIVING TRUST, ET AL:**  
**TENTATIVE MAP** for a mixed use project consisting of residential and commercial components with 308 units on 8.9 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. SB/al/ml (For possible action)

**11/03/15 PC**

2. **DR-0638-15 – TBTM, LLC:**  
**DESIGN REVIEW** for a commercial building on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Butler Street within Spring Valley. SS/jvm/ml (For possible action)
3. **UC-0703-14 (ET-0079-15) – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence modified residential development standards in conjunction with a single family development.  
**WAIVERS** for the following: 1) allow modified street improvements to Clark County Standard Drawings; and 2) allow early final grading.  
**DESIGN REVIEW** for a single family residential development on 40.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone and an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Fort Apache Road and the south side of Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action)
4. **UC-0622-15 – DESERT LOTUS REVOCABLE TRUST:**  
**USE PERMITS** for the following: 1) allow a proposed accessory structure (recreational vehicle garage) prior to a principal structure; and 2) allow alternative design standards on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Quail Avenue, 200 feet east of Duneville Street within Spring Valley. SS/gc/ml (For possible action)
5. **WS-0631-15 – LV ROCHELLE, LLC, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an approved multiple family residential development on 14.3 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the southeast corner of Rochelle Avenue and Hualapai Way within Spring Valley. SB/pb/ml (For possible action)

6. **WS-0632-15 – SOUTH BEACH-RUSSELL, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an approved multiple family residential development on 9.9 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Russell Road and Brent Thurman Way within Spring Valley. SB/pb/ml (For possible action)

11/04/15 BCC

7. **DR-0644-15 – CENTURY COMMUNITIES NEVADA, LLC:**  
**DESIGN REVIEW** for a proposed pool area in conjunction with an approved single family residential development on a 0.7 acre portion of a 25.6 acre site in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Maule Avenue, 990 feet east of Quarterhorse Lane within Spring Valley. SB/pb/ml (For possible action)
8. **DR-0444-13 (ET-0078-15) – PROFESSIONAL WAREHOUSE OFFICE CONDOS, LLC:**  
**DESIGN REVIEWS FIRST EXTENSION OF TIME** to commence the following: 1) an office complex; and 2) allow architectural styles not consistent with traditional residential character of surrounding existing residences on 2.1 acres in a C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Tenaya Way and Post Road within Spring Valley. SS/co/ml (For possible action)
9. **UC-0726-08 (ET-0073-15) – NP DURANGO, LLC:**  
**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: 1) modifications to a previously approved resort hotel/casino; 2) addition of an office and retail plaza with incidental commercial uses; and 3) deviations to development standards.  
**DESIGN REVIEWS** for the following: 1) final plans on a previously approved resort hotel/casino with ancillary uses; and 2) an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. SB/rk/ml (For possible action)
10. **VS-0494-13 (ET-0076-15) – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Lone Mesa Drive (alignment) and Seeliger Street (alignment) and between Maule Avenue and Martin Avenue (alignment), and portions of right-of-way being Martin Avenue, Pamalyn Avenue, and Maule Avenue located between Lone Mesa Drive (alignment) and Seeliger Street (alignment), and Lone Mesa Drive (alignment), El Capitan Way (alignment), and Seeliger Street (alignment) located between Maule Avenue and Martin Avenue (alignment) within Spring Valley (description on file). SB/co/ml (For possible action)
11. **UC-0636-15 – ST. MICHAEL ANTIOCHIAN ORTHODOX CHURCH:**  
**USE PERMITS** for the following: 1) reduced front setback; and 2) increased building height.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a place of worship on 2.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road and the west side of El Camino Road (alignment) within Spring Valley. SS/gc/ml (For possible action)

12. **TM-0106-15 (WC-0083-15) - WBCMLP:**  
**WAIVER OF CONDITIONS** of a tentative map requiring full off-site improvements in conjunction with a single family residential development on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Coley Avenue and Tioga Way within Spring Valley. SB/tk/ml (For possible action)

**Held Over from September 29, 2015 Meeting:**

13. **VS-0386-13 (ET-0070-15) – PARDEE HOMES OF NEVADA:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of right-of-way being Patrick Lane located between Jerry Tarkanian Way and Fort Apache Road and a portion of right-of-way being Quarterhorse Lane located between Patrick Lane and Oquendo Road within Spring Valley (description on file). SB/co/ml (For possible action)